



HOUSING OPTIONS STUDY & ACTION PLAN



CLARK COUNTY HOUSING OPTIONS STUDY & ACTION PLAN

Housing is at the core of vibrant communities, supporting neighborhoods, job growth and institutions. However, Clark County and other communities across Washington are struggling to provide the variety and quantity of housing options that residents need.

The **Clark County Housing Options Study and Action Plan** identified housing challenges within the **unincorporated Vancouver Urban Growth Area (VUGA)** and opportunities to encourage development of housing that is affordable to a variety of household incomes for current and future generations.

Housing Options Study

Some key takeaways from the study include:

- Housing is getting increasingly expensive in the VUGA. Wage growth has been outpaced by increases in rents and home sales prices.
- Single family, owner-occupied dwellings are the predominate housing type in the county but do not reflect the entirety of local needs.
- The relatively small supply of land for medium- and high-density housing limits the variety of housing options that get built.
- Expanding housing opportunities that meet the needs of the county's aging residents can also benefit a broad segment of the population, including small households and those with lower incomes at every age.
- Impact and development fees are high and not scaled to support the development of housing types with smaller footprints.

Join us to share your thoughts on the draft Housing Action Plan recommendations!

ATTEND Virtual Public Meeting
Dec. 14, 2021 at 6pm
clark.wa.gov/housingoptions

PROVIDE comments through the online survey: <https://bit.ly/housingstrategies>

REQUEST a presentation at your next group meeting. Send an email to jacqui.kamp@clark.wa.gov

Housing Action Plan Objectives

A project advisory group developed the following objectives to serve as a framework for evaluating proposed strategies and actions.

1. Encourage housing development that meets the needs of middle-income households who are not being served in the current housing market.
2. Develop strategies to support the development of housing that is affordable to low, very low, and extremely low-income households.
3. Encourage diversity in housing types and tenure (rental/ownership), including expanding middle housing options and increasing multifamily feasibility.
4. Encourage the creation of a broad range of housing sizes to match the needs of all types of households (families, singles, students, older adults, disabled, or other unique population groups), with a focus on 1-2 person households not being served in the current housing market.
5. Guide development of diverse housing options to areas with access to transportation corridors and transit, commercial services, schools and parks, and conversely, support development of those same amenities in areas where more housing is added.

DRAFT RECOMMENDATIONS

The project advisory group has prepared a **list of strategies** and recommendations for public, Planning Commission and County Council consideration using the information gathered in the project. Recommendation type examples include:

Housing Options

Updates to the county's development code that expand housing development options and enhance the feasibility of existing housing options. Strategies include:

- Enhance development feasibility of single-family detached homes to support home ownership opportunities, including smaller lot options
- Expand development opportunities for duplexes, triplexes, quadplexes and townhouses as smaller-scale housing alternatives in residential neighborhoods
- Fine-tune existing provisions to support accessory dwelling units (ADUs) and cottage cluster housing development

Affordable Housing

Strategies intended to increase the feasibility of subsidized affordable housing for low, very low, and extremely low-income households. Strategies include:

- Expand options for affordable residential uses in commercial zones
- Study Tax Increment Financing (TIF) and other funding tools to support affordable housing goals
- Study additional development standard "bonuses" to make regulated affordable housing more feasible

Many low-income households are renters; 44% of renters are cost burdened

Programs and Partnerships

Strategies relating to the administration of county programs (e.g., development permitting) or where the county's role is to support and/or collaborate with partners to develop solutions to community concerns. Strategies include:

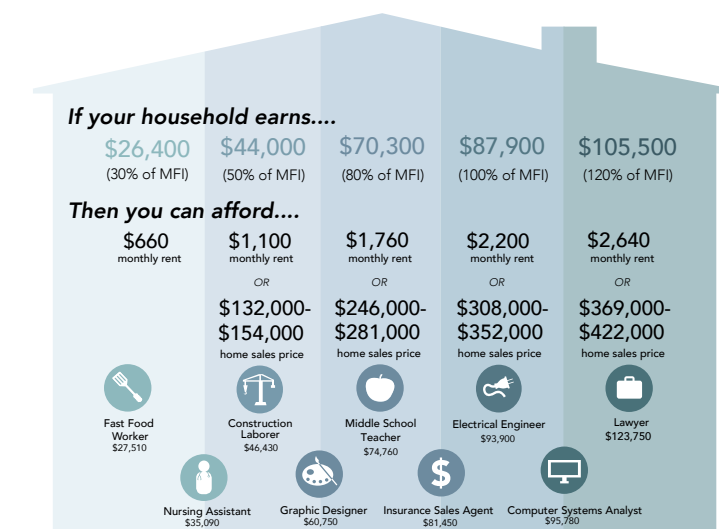
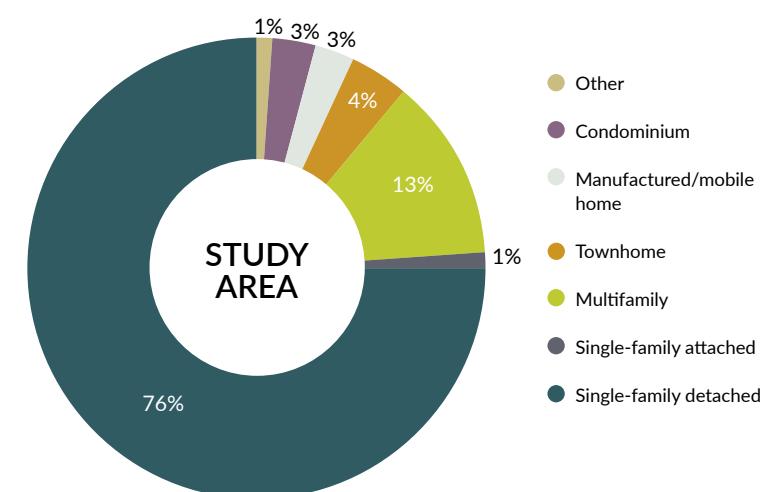
- Provide education and staff time to help developers utilize affordable housing incentives
- Monitor housing development over time and provide updates to support further regulatory revisions
- Explore options to increase access to neighborhood-scale retail and service uses, within residential neighborhoods

Advocacy

Advocate for state legislative changes to allow strategies and tools not currently available to the county. Strategies include:

- Expand multi-family tax exemption to include counties
- Fix issues with the state's condominium defect liability law

76% of housing in the VUGA is single-family detached



What will happen next?

The county will collect feedback from members of the public during its public meeting on Dec. 14, 2021, through an online questionnaire and written comments. In late January, the project advisory group will review and consider the community feedback received, and make their recommendations on Housing Action Plan strategies.

The remainder of the project will include finalizing the Housing Options Study and Action Plan document, a public hearing and recommendation from the planning commission, and a public hearing and final presentation to the Clark County Council. The council may direct staff to move forward with specific strategies for immediate implementation work.



How do I submit comments?

QUESTIONNAIRE <https://bit.ly/housingstrategies>

EMAIL jacqui.kamp@clark.wa.gov

MAIL Clark County Community Planning
PO Box 9810 / Vancouver, WA 98666-9810

Stay informed

VISIT THE PROJECT WEB PAGE www.clark.wa.gov/housingoptions

SIGN UP FOR EMAIL UPDATES
www.clark.wa.gov/community-planning/get-project-updates

Contact

Jacqui Kamp / 564.397.4913 / jacqui.kamp@clark.wa.gov

Jenna Kay / 564.397.4968 / jenna.kay@clark.wa.gov

For other formats, contact the Clark County ADA Office

Voice: 564.397.2322 / Relay: 711 or 800.833.6388 /

Fax: 564.397.6165 Email: ADA@clark.wa.gov

PROJECT TIMELINE

May-Oct, 2020

**Understand the issues
Phase I**

Stakeholder Interviews

Nov 2020–March 2021

**Review and Analysis
Phase II**

Housing policies, zoning
and regulatory review

Data collection and
analysis

April - Dec 2021

**Develop
Recommendations
Phase III**

Community meetings
and activities

Online engagement

Jan - Feb 2022

**Prepare action plan
Phase IV**

Spring - Summer 2022

**Legislative Process
Phase V**

Planning Commission
hearing

Council hearing and
ordinance adoption